



Community Housing Infrastructure Department (CHID) Council Delegate Curtis Yanito Status Report: Work Order #3, #4, #5, & #6

Prepared For: Council Delegate - Curtis Yanito

Date: September 18, 2026

Subject: Status Update on Manufactured Home Deliveries and Completion for Aneth, Mexican Water, Teec Nos Pos, Sweetwater, and Red Mesa Chapters.

I. Executive Summary

This report provides a comprehensive status update on manufactured home deliveries, infrastructure development, and utility assessments for Council Delegate Curtis Yanito's region, covering the Aneth, Mexican Water, Teec Nos Pos, Sweetwater, and Red Mesa Chapters.

Key Project Developments

- **Work Order #3:** All homes under this order reached final completion and key turnover in late 2025. Work Order #3 was executed on May 5, 2026, to address ADA Accessibility Ramps and Wood Stoves for and WO #3.
- **Work Order #4 (WO4):** The homes previously slated for delivery under this work order have been officially removed from the project scope.
- **Work Order #5 (WO5):** This order currently involves four homes. One home has reached "Home Set" completion and completed key turnover. Remaining sites are currently undergoing assessment or are subject to accessibility-based substitutions.
- **Work Order #6 (WO6):** Executed on April 22, 2026, and this work order currently involves three homes. Production and site installations have commenced. No field assessments have been conducted for chapters under Delegate Yanito.

Administrative & Infrastructure Developments:

- **Oversight Transition:** Legislation has been passed to transition project oversight from the Division of Community Development (DCD) to the Fiscal Recovery Fund (FRF). While DCD remains the active manager pending written direction, this transition has introduced uncertainties regarding contractor payments and project timelines.
- **Utility Assessments:** Field data collection and design drafting (PFLs) are progressing for all active sites to facilitate water, wastewater, and electric connections.
- **Regulatory Changes:** A verbal directive has been issued to halt utility coordination with the NTUA. DCD is maintaining current processes while awaiting official written confirmation of this change.

II. Project Scope Change

The 10 homes previously listed under Work Order #4 (WO#4) have been removed from the scope of Delegate Curtis Yanito's region.

III. Constituent Home Delivery and Completion Status

Oversight Transition Update

A recent development has occurred regarding the oversight of ARPA projects and funding. The Navajo Nation has passed legislation to transition the overall oversight of these projects from the Division of Community Development (DCD) to the Fiscal Recovery Fund (FRF) program.

At this time, no formal direction has been given to DCD or CHID to hand over project management. Until such direction is received in writing, the DCD will continue to move forward with project execution. However, this transition has affected contractor assurance regarding payment and points of contact, as there is uncertainty regarding whether the new oversight body (FRF) will issue different directions. These factors have collectively impacted project timelines and the overall structure of the program.

Work Order #3

The following is a detailed status of the manufactured homes completed under Work Order #3:

- **Cecynthia Lee (Aneth Chapter):**
 - **Timeline:** Home was delivered Mar 24, 2025, and set Mar 28, 2025.
 - **Interior status:** Walk-through completed June 11, 2025.
 - **Skirting:** Completed May 28, 2025, and painting on May 29, 2025.
 - **Steps & Gutters:** Completed July 30, 2025, and June 18, 2025.
 - **Key Turnover:** Completed October 9, 2025.
 - **MCO:** Turned over October 9, 2025.
 - **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5114).
- **Otis R. Oldman (Aneth Chapter):**
 - **Timeline:** Home was delivered Feb 29, 2025, and set Apr 16, 2025.
 - **Interior status:** Walk-through completed June 9, 2025.
 - **Skirting:** Completed May 28, 2025, and painting on May 29, 2025.
 - **Steps & Gutters:** Completed July 30, 2025, and June 18, 2025.
 - **Key Turnover:** Completed October 9, 2025.
 - **MCO:** Turned over October 9, 2025.
 - **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5110).
- **Rosetta J. Rippey (Aneth Chapter):**
 - **Timeline:** Home was delivered Feb 28, 2025, and set Apr 17, 2025.
 - **Interior status:** Walk-through completed June 9, 2025.
 - **Skirting:** Completed May 29, 2025, and painting on May 29, 2025.

- **Steps & Gutters:** Completed July 30, 2025, and June 18, 2025.
- **Key Turnover:** Completed October 9, 2025.
- **MCO:** Turned over October 9, 2025.
- **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5108).
- **Tisheena Yazzie (Red Mesa Chapter):**
 - **Timeline:** Home was delivered Mar 24, 2025, and set Mar 28, 2025.
 - **Interior status:** Walk-through completed June 13, 2025.
 - **Skirting:** Completed May 21, 2025, and painting on May 27, 2025.
 - **Steps & Gutters:** Completed July 30, 2025, and June 18, 2025.
 - **Key Turnover:** Completed October 10, 2025.
 - **MCO:** Turned over October 10, 2025.
 - **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5113).
- **Dorinda Ann Jim (Teec Nos Pos Chapter):**
 - **Timeline:** Home was delivered Apr 8, 2025, and set Apr 10, 2025.
 - **Interior status:** Walk-through completed June 6, 2025.
 - **Skirting:** Completed May 14, 2025, and painting on May 23, 2025.
 - **Steps & Gutters:** Completed July 29, 2025, and June 19, 2025.
 - **Key Turnover:** Completed October 16, 2025.
 - **MCO:** Turned over October 16, 2025.
 - **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5117).
- **Earl King (Teec Nos Pos Chapter):**
 - **Timeline:** Home was delivered Mar 30, 2025, and set Mar 29, 2025.
 - **Interior status:** Walk-through completed June 5, 2025.
 - **Skirting:** Completed July 29, 2025, and painting on Aug 12, 2025.
 - **Steps & Gutters:** Completed July 29, 2025, and Sep 8, 2025.
 - **Key Turnover:** Completed October 16, 2025.
 - **MCO:** Turned over October 16, 2025.
 - **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5115).
- **Little Dan, Jr. & Matilda Susan Dan (Sweetwater Chapter):**
 - **Timeline:** Home was delivered Apr 15, 2025, and set Apr 18, 2025.
 - **Interior status:** Walk-through completed June 16, 2025.
 - **Skirting:** Completed May 20, 2025, and painting on May 27, 2025.
 - **Steps & Gutters:** Completed July 29, 2025, and June 19, 2025.
 - **Key Turnover:** Completed October 15, 2025.
 - **MCO:** Turned over October 15, 2025.
 - **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5119).
- **Margaret Begay & Amos Sloan (Sweetwater Chapter):**
 - **Timeline:** Home was delivered Feb 30, 2025, and set Apr 7, 2025.
 - **Interior status:** Walk-through completed June 13, 2025.
 - **Skirting:** Completed May 16, 2025, and painting on May 23, 2025.
 - **Steps & Gutters:** Completed July 29, 2025, and June 19, 2025.

- **Key Turnover:** Completed October 15, 2025.
- **MCO:** Turned over October 15, 2025.
- **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5111).
- **Dianne C. Morgan (Teec Nos Pos Chapter):**
 - **Timeline:** Home was delivered Apr 6, 2025, and set on Apr 8, 2025.
 - **Interior status:** Walk-through completed June 4, 2025.
 - **Skirting:** Completed May 13, 2025, and painting on May 23, 2025.
 - **Steps & Gutters:** Completed July 29, 2025, and June 19, 2025.
 - **Key Turnover:** Completed October 16, 2025.
 - **MCO:** Turned over October 16, 2025.
 - **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5118).
- **Lashell Coggeshall (Red Mesa Chapter):**
 - **Timeline:** Home was delivered Mar 30, 2025, and set on Apr 1, 2025.
 - **Interior status:** Walk-through completed June 12, 2025.
 - **Skirting:** Completed May 23, 2025, and painting on May 27, 2025.
 - **Steps & Gutters:** Completed July 29, 2025, and June 18, 2025.
 - **Key Turnover:** Turned over October 10, 2025.
 - **MCO:** Turned over October 10, 2025.
 - **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5116).
- **Shondiin C. Cardenas (Red Mesa):**
 - **Timeline:** Home was delivered and set on February 29, 2025.
 - **Interior status:** Walk-through completed June 10, 2025
 - **Skirting:** Site work occurred between May 21, 2025, and May 27, 2025.
 - **Steps & Gutters:** Completed July 30, 2025, and June 18, 2025.
 - **Key Turnover:** Completed on October 15, 2025.
 - **MCO:** Turned over October 15, 2025.
 - **Final 10% invoice:** Submitted July 9, 2025 (Invoice #5109).
- **Tina Chee (Sweetwater Chapter):**
 - **Timeline:** Home was delivered on March 11, 2026, and set on March 20, 2026.
 - **Interior status:** Walk-through completed March 27, 2026.
 - **Skirting:** Completed between April 2, 2026, and April 10, 2026.
 - **Steps & Gutters:** Steps completed April 7, 2026; Gutters completed April 30, 2026.
 - **Key Turnover:** Completed on June 3, 2026.
 - **MCO:** TBD
 - **Final 10% invoice:** 40% Invoice submitted October 16, 2025 (Invoice #5213).

Work Order #5 Status

All Work Order #5 sites remain subject to physical site accessibility. In the event that accessibility issues are encountered during assessment, delivery, or installation, an alternate site

will be substituted to ensure project continuity. The following reflects progress for Work Order #5 deliveries and completions.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.

- **Christopher T. Yazzie (Teec Nos Pos Chapter):**
 - **Timeline:** Home set completed on February 16, 2026. (Offline: January 20, 2026; Pad Ready: February 9, 2026).
 - **Interior status:** May 8, 2026.
 - **Skirting:** Complete.
 - **Steps & Gutters:** Gutters completed March 13, 2026; Steps completed April 22, 2026.
 - **Ramp:** Completed April 22, 2026.
 - **Wood Stove:** Completed May 14, 2026.
 - **Key Turnover:** June 17, 2026
 - **MCO:** Delivered January 7, 2026.
 - **Final 10% invoice:** TBD
- **Carmelita L. Sagg (Mexican Water Chapter):**
 - **Timeline:** TBD
 - **Interior status:** TBD
 - **Skirting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% invoice:** TBD
- **Hanna R. Curley (Mexican Water Chapter):**
 - **Timeline:** TBD
 - **Interior status:** TBD
 - **Skirting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% invoice:** TBD
- **Ryan Q. Sagg (Mexican Water Chapter):**
 - **Timeline:** TBD
 - **Interior status:** TBD
 - **Skirting:** TBD
 - **Steps & Gutters:** TBD
 - **Key Turnover:** TBD
 - **MCO:** TBD
 - **Final 10% invoice:** TBD

Key Turnover Requirement

The Key Turnover process is the formal step that transfers the home and its documentation to the recipient. This process requires the manufacturer to provide the Manufacturer's Certificate of Origin (MCO) to the recipient.

The manufacturer is contracted to release the MCO and proceed with turnover only upon the successful payment of the 90% payment by the Office of the Controller. Once 90% payment is complete, the MCO can be released to the recipients upon the scheduled key turnover.

Pending Supplemental Items

Work Order #3 was executed on May 5, 2026, to address ADA Accessibility Ramps and Wood Stoves for WO #1 and WO #3.

IV. Utility Assessment (Water, Wastewater, and Electric)

A contracted team has been brought on to start and complete the utility assessments for all work orders to assess water, wastewater, and electric services. This comprehensive process is currently underway, and the following steps are being executed:

Field Data Collection and Design Drafting

The field team is collecting detailed site data to develop the Project Facility Layout (PFL) designs:

- **Electric Assessment:** For electric service, the team is collecting photos of existing power infrastructure, documenting the locations of existing service poles, and measuring distances from the new manufactured home. This data is used to verify or revise the utility estimates that were provided by the Project Manager based on NTUA GIS data.
- **Water/Wastewater Assessment:** For water and wastewater, the team is documenting the homesite corners and boundaries, and collecting locations of existing facilities such as water meters, leach fields, and septic tanks. They are also collecting data on existing water lines and proposing tap locations for new extensions to the home. Based on the new home's location, the team is proposing new septic systems.
- **Design Drafting:** Once the field data is collected, it is processed in the team's office, and a design is drafted in the form of a Project Facility Layout (PFL).

NTUA Quality Control and Construction Transition

Once PFLs are complete, they are submitted to the Navajo Tribal Utility Authority (NTUA). The subsequent steps are determined by the complexity (distance) of the utility extension:

- **For projects under 200 feet (Priority 1):**
 - If the project is under 200 feet, the PFL bypasses the NTUA QA/QC review and goes straight to the NTUA water/wastewater construction department.

- NTUA has agreed to absorb and take over these projects once the PFL is complete and will implement them into their construction schedule.
- **For projects over 200 feet (Priority 2, 3, 4, Cistern/Solar):**
 - NTUA's third-party Quality Assurance/Quality Control (QA/QC) team is reviewing all water and wastewater designs that are over 200 feet.
 - If the design is incorrect, the QA/QC team provides "red lines," and the contractor must make corrections and re-submit for approval.
 - After approval, these projects are currently waiting for funding to start construction.

Recent Regulatory Developments

The Resources Development Committee (RDC) has recently questioned the inclusions of utility assessments. Consequently, a verbal directive has been issued to discontinue all utility coordination with the NTUA. While the Division of Community Development (DCD) is currently awaiting an official written directive to formalize this change, the department continues to move forward with existing processes until that written notice is received.

Water/Wastewater PFL Status: PFLs have been completed for all assessed sites. The status of individual sites is listed below based on the field data provided by the contractor:

The following lists the status of water and wastewater PFLs, including field work and completion dates:

Work Order #3

- **Cecynthia Lee (Aneth)**
 - Field Work Completed On: July 23, 2025
 - PFL Completed: August 18, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Rosetta J. Rippey (Aneth)**
 - Field Work Completed On: July 8, 2025
 - PFL Completed: August 5, 2025
 - PFL Submitted to NTUA on: August 20, 2025
 - PFL Approved on: Approval date unknown but site is in construction.
- **Otis R. Oldman (Aneth)**
 - Field Work Completed On: July 28, 2025
 - PFL Completed: September 29, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Tisheena Yazzie (Red Mesa)**
 - Field Work Completed On: July 28, 2025
 - PFL Completed: September 25, 2025

- PFL Submitted to NTUA on: August 20, 2025
- PFL Approved on: TBD
- **Lashell Coggeshall (Red Mesa)**
 - Field Work Completed On: July 23, 2025
 - PFL Completed: July 31, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Shondiin Cardenas (Red Mesa)**
 - Field Work Completed On: July 23, 2025
 - PFL Completed: September 22, 2025
 - PFL Submitted to NTUA on: August 20, 2025
 - PFL Approved on: TBD
- **Dianne C. Morgan (Teec Nos Pos)**
 - Field Work Completed On: July 22, 2025
 - PFL Completed: August 6, 2025
 - PFL Submitted to NTUA on: August 20, 2025
 - PFL Approved on: TBD
- **Earl King (Teec Nos Pos)**
 - Field Work Completed On: July 23, 2025
 - PFL Completed: August 18, 2025
 - PFL Submitted to NTUA on: August 20, 2025
 - PFL Approved on: TBD
- **Dorinda Ann Jim (Teec Nos Pos)**
 - Field Work Completed On: July 22, 2025
 - PFL Completed: September 11, 2025
 - PFL Submitted to NTUA on: August 20, 2025
 - PFL Approved on: TBD
- **Margaret Begay/Amos Sloan (Sweetwater)**
 - Field Work Completed On: July 28, 2020
 - PFL Completed: August 18, 2025
 - PFL Submitted to NTUA on: August 20, 2025
 - PFL Approved on: Approval date unknown but site is in construction.
- **Little Dan Jr/Matilda S. Dan (Sweetwater)**
 - Field Work Completed On: July 27, 2025
 - PFL Completed: September 19, 2025
 - PFL Submitted to NTUA on: December 31, 2025
 - PFL Approved on: TBD
- **Tina Chee (Sweetwater)**

- Field Work Proposed to be Completed On: December 4, 2025
- PFL Completed: Pending
- PFL Submitted to NTUA on: December 31, 2025
- PFL Approved on: TBD

Work Order #5

- **Christopher T. Yazzie (Teec Nos Pos Chapter):**
 - Field Work Proposed to be Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA on: TBD
 - PFL Approved on: TBD
- **Carmelita Sagg (Mexican Water)**
 - Field Work Proposed to be Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA on: TBD
 - PFL Approved on: TBD
- **Hanna R. Curley (Mexican Water)**
 - Field Work Proposed to be Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA on: TBD
 - PFL Approved on: TBD
- **Ryan Q. Sagg (Mexican Water)**
 - Field Work Proposed to be Completed On: TBD
 - PFL Completed: TBD
 - PFL Submitted to NTUA on: TBD
 - PFL Approved on: TBD

Electric Construction Status

For electric service, NTUA has already begun work on site-ready homes:

- NTUA has started connecting all homes that have existing electric utility on site, and construction has been completed for several recipients.
- For homes where utilities are not on site, NTUA has started working on the Service Line Agreements (SLAs) and Right-of-Ways (ROWs) required for new extensions.

V. Utilities Construction Update

This section summarizes the status for electrical services with the Navajo Tribal Utility Authority (NTUA) for the 11 homes completed under Work Order #3. All sites are with services coordinated NTUA District Office.

Work Order #3

- **Dorinda Ann Jim (Priority Two)**

- **Project Status:** 21 NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Earl King (Priority One)**
 - **Project Status:** 21 NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Lashell Coggeshall (Priority Two)**
 - **Project Status:** 21 NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Little Dan, Jr. & Matilda Susan Dan (Priority One)**
 - **Project Status:** 21 NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Rosetta J. Rippy (Priority One)**
 - **Project Status:** 21 NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Shondiin Cardenas (Priority TBD)**
 - **Project Status:** 21 NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized
- **Tisheena Yazzie (Priority Two)**
 - **Project Status:** 21 NTUA Construction Completed
 - **Updates:** Construction is finished and the project has been finalized.
- **Dianne C. Morgan (Priority Two/Priority Three)**
 - **Project Status:** 19 SEI Approved
 - **Updates:** SEI is approved; project is moving forward.
- **Otis R. Oldman (Priority One)**
 - **Project Status:** 19 SEI Approved
 - **Updates:** SEI is approved; site is clear for subsequent connections.
- **Cecynthia Lee (Priority Two)**
 - **Project Status:** 11 NTUA Biologist - Pending TES List Request (HPD Ltr/CRCF)
 - **Updates:** Currently awaiting biological and cultural survey results.
- **Tina Chee (Priority Two)**
 - **Project Status:** 05a NTUA Archaeologist/NN F&WD - Pending Cultural Award & TES List
 - **Updates:** Project is pending formal cultural awards and biological clearances.
- **Margaret Begay & Amos Sloan (Priority Two/Priority One)**

- **Project Status:** 99 Dispute
- **Updates:** Project remains in dispute status because the permittee does not want to provide consent for the utility line.

Work Order #5

- **Christopher T. Yazzie (Priority TBD)**
 - **Project Status:** 21 NTUA Construction completed.
 - **Updates:** None.
- **Carmelita Sagg (Mexican Water)**
 - **Project Status:** TBD
 - **Updates:** TBD
- **Hanna R. Curley (Mexican Water)**
 - **Project Status:** TBD
 - **Updates:** TBD
- **Ryan Q. Sagg (Mexican Water)**
 - **Project Status:** TBD
 - **Updates:** TBD

Utility Priority Definitions (Based on NTUA GIS Distance Analysis)

Utility sites are classified based on the combination of their electric and water priority classifications. If the electric and water priorities are the same, they are listed as a single priority (e.g., Priority One). If the priorities differ, both are listed (e.g., Priority One/Priority Two).

- **Priority 1: Less than 200 feet.** This category is considered within or around the homesite boundary. Minimal administrative paperwork is anticipated.
- **Priority 2: 201 feet to 1,500 feet.** Sites in this range typically fall under a Service Line Agreement (SLA), which involves less administrative work compared to longer distances. Environmental and archaeological clearances are generally sufficient from record at this distance.
- **Priority 3: 1,501 feet to 5,280 feet (1 mile).** Extending services beyond 1,500 feet necessitates obtaining an approved right-of-way through the Navajo Nation. This requires a survey plat and comprehensive environmental clearances.
- **Priority 4: 5,281 feet (1 mile) to 15,840 feet (3 miles).** This category represents sites that may be feasible for service in the future with different funding sources but are considered too far for this project due to cost and time limitations.
- **Solar/Cistern: Greater than 15,841 feet (3 miles).** Sites in this category are considered potentially infeasible for standard utility extensions due to high costs, with solar and cistern systems considered alternatives.

VI. Work Order #6

This section provides an update on the execution of Work Order #6 (WO6) for manufactured housing.

WO6 was executed on April 22, 2026, and will include 3 manufactured homes for Delegate Yanito's region. This work order utilizes the same vendor currently assigned to Work Order #1, Work Order #3 and Work Order #5.

The vendor has begun production, field assessments, deliveries and installations. One field assessment has been conducted for chapters under Delegate Yanito.

All WO6 sites remain subject to physical site accessibility. If accessibility issues are encountered during assessment, delivery, or installation, an alternate site will be substituted to ensure project continuity.

Additionally, please note that chapters are actively substituting names, and this listing is subject to modification. Furthermore, more recipients may be added to this work order depending on remaining expenditure amounts.